



Squirrels Leap
Whitefield Farm, Red Row





A look at the builders' representation of the expected standard of accommodation on offer at Whitefield Farm...



Squirrels Leap, Whitefield Farm, Red Row, Morpeth, Northumberland

Newly constructed, detached property, enjoying a charming rural setting just two miles from the beach at Druridge Bay Country Park. This luxury home will be finished to a superb standard of specification and offers an ideal position from which to explore all of Northumberland's Heritage coastline, as well as just a short drive inland to the Northumberland National Parks and Cheviot Hills. Superb local amenities are just four miles to the north in the popular harbour town of Amble, including many locally renowned restaurants, cafes and public houses.

Squirrel's Leap would offer an excellent opportunity for those looking to invest in a second home/holiday let investment, as well as a generous family home (potential rental figures for this very popular part of the Northumberland Coast are available on request) with substantial accommodation extending to 2,840 sq. ft across two levels which enjoys lovely views from the first floor across open countryside.

The property has been sympathetically built in heritage brick work and slate roof to be in keeping with its surroundings and offers spacious contemporary accommodation finished to a superb standard of specification including high performance double glazing, modern heating system with WiFi controls, underfloor heating to the ground floor and internal oak doors. A choice of bespoke kitchen from the 'Second Nature' Collection with 'Bosch' integrated appliances and contemporary 'Roca' styled Sanitary ware. A wide range of upgrade options are available including Log burners and Jacuzzi's - great 'touches' and especially welcome in the holiday let market.

Entrance hall with staircase to the first floor and ground floor shower room/wc | Generous lounge with french doors to the rear | Well appointed kitchen/dining room which has bi-fold doors to the garden | Study/5th Bedroom | To the first floor; a fabulous master bedroom with vaulted ceiling which extends to a dressing room and en suite bathroom/wc. From the bedroom there are french doors giving access onto a balcony, enjoying views across open countryside | Double bedroom with en suite shower room/wc and walk in wardrobe | Two further double bedrooms with jack and jill shower room/wc | Externally - Generous garden site which enjoys privacy from a tree lined copse and attached double garage.

£625,000



Whitefield Farm, Druridge Bay – Specifications

All confirmed customers receive a complimentary half-day VIP tour of our Bespoke Kitchen & Bedroom design centre

BESPOKE KITCHEN

- Wide choice of units from 'Second Nature' collection
- Drawers and doors featuring soft close technology
- Integrated cutlery drawer
- Deep pan drawers
- Premium Silestone worktops
- Upstand to match worktop
- Contemporary recessed stainless steel 1½ bowl sink
- Chrome arched tap
- Integrated Bosch Fridge Freezer
- Integrated Bosch Dishwasher
- Integrated Bosch Washer/dryer
- 4 ring Bosch Electric Hob
- Integrated Bosch Microwave Oven
- Integrated Bosch Double Fan Oven
- Brushed steel Chimney Hood

BATHROOMS AND EN-SUITES

- Contemporary white sanitary-ware by Roca
- High Specification showers
- Soft close toilet seats and covers
- Full height wet-wall to shower
- Half height tiling to other walls
- Flooring supplied as standard
- Chrome towel radiators to bathroom and en-suite

HEATING

- Underfloor heating across the ground floor
- Electric boiler and white panelled radiators to all remaining rooms
- Wifi heating controls

LIGHTING AND ELECTRICAL

- Brushed steel spotlights included as standard in kitchen, bathroom and en-suite
- Brushed steel switches and sockets throughout
- TV points in living rooms and all bedrooms

INTERNAL

- Luxury Vinyl tiles to ground floor
- Carpets to first floor
- Neutral soft white 'toned' emulsion throughout
- Contemporary brushed steel door furniture
- Modern profile T&G Oak doors

EXTERNAL

- Modern composite external entrance door with viewer and letterbox
- Electric garage doors
- Water point in garden
- Security system

WARRANTY

- 10-year warranty

Northumberland Homes Ltd is pleased to offer the following upgrade options for those buyers able to engage early enough in the development scheme:

GOLD UPGRADE OPTIONS

- Underfloor heating in house, master and en-suite bathrooms
- Upgraded wood burner in Lounge
- Neff kitchen appliances
- Wide selection of Worktops
- Ideal Standard sanitary-ware
- Fitted Wardrobes
- Choice of Hardwood Floorings
- Choice of Carpets
- Choice of Tiles
- Enhanced garden landscaping
- Additional security features

PLATINUM UPGRADE OPTIONS

- Jacuzzi
- Miele kitchen appliances
- Villeroy & Boch sanitary-ware
- Premium staircase
- Shower upgrades

All properties are subject to availability. We reserve the right to improve or alter specifications. Although every care has been taken to ensure the accuracy of the information, the contents do not form part of nor constitute a representation, warranty or part of any contract.



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